



## AGENDA

CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING  
COMMISSION CHAMBERS, CITY HALL  
November 20 2014  
3:00 P.M.

---

CALL TO ORDER: Magistrate Heather Christman

APPROVAL OF MINUTES: October 16, 2014

SWEAR IN: Magistrate Heather Christman

### NEW CASES

- 1) Case No. 14-10-172 / Fulton Trust / 225 W Orange St
- 2) Case No. 14-09-153 / Kandis McBryan / 260 E Haines Blvd
- 3) Case No. 14-10-175 / Linda Gallagher / 395 Davis Ave
- 4) Case No. 14-09-151 / Keith Klingensmith / 485 Buena Vista Drive
- 5) Case No. 14-10-155 / Wells Fargo Bank / 610 Hillside Circle
- 6) Case No. 14-05-066 / Dennis Wright / 665 Grapefruit Ave
- 7) Case No. 14-04-046 / ~~Triangle Properties / 335 W Cummings Street~~ Closed

### IMPOSITION OF LIEN

- 8) Case No. 14-08-101 / Carolina Arauz / 465 S Rochelle Ave

ADJOURN



CODE ENFORCEMENT SPECIAL MAGISTRATE HEARING  
COMMISSION CHAMBERS, CITY HALL  
October 16 2014  
MINUTES

CALL TO ORDER: Special Magistrate Heather Christman

**SWEAR IN**

Special Magistrate Heather Christman swore in Code Enforcement Officer Danny Clewis and anyone who will be giving testimony on their behalf.

**NEW CASES**

Special Magistrate Heather Christman read the closed and deferred cases into record.

Case No. 14-09-139 / Leeshantana Inc / 150 N Buena Vista Drive **Closed**  
Case No. 14-09-131 / Gary Krotke / 150 E Echo Street **Deferred**  
Case No. 14-09-141 / Robert Tillinger / 215 W Harbord Street **Closed**  
Case No. 14-08-108 / Abhishek A Agrawal / 320 E Thelma Drive **Closed**  
Case No. 14-09-133 / Angel McGhee / 360 E Columbia Street **Closed**  
Case No. 14-07-084 / Christopher Holley / 420 N Lake Shore Way **Closed**  
Case No. 14-09-145 / Bethany Singletary / 650 E Thelma Street **Closed**  
Case No. 14-09-124 / Essie Mae McCullough / 670 E Lemon Avenue **Closed**

**Case No. 14-08-101 / Carolina Arauz / 465 S Rochelle Avenue**

No one was in attendance for Carolina Arauz.

**Code Enforcement Danny Clewis** said this violation is for overgrown tall grass and weeds and an outstanding, incomplete demo permit. The permit expired over a year ago. The owner was under the assumption someone else had cleaned up the property. **Special Magistrate Christman** made a judgment issuing a Finding of Fact Conclusion of Law and Order giving the property owner 15 days to bring the property into compliance or a \$25 per day fine will be imposed until the violation is corrected. Certification hearing was set for 3:00 P.M. November 20<sup>th</sup> 2014.

**Case No. 14-08-112 / Kelvin Maultsby / 545 W Orange Street**

No one was in attendance for Kelvin Maultsby.

**Code Enforcement Danny Clewis** stated that this property was cited for tall grass and weeds. Mr. Maultsby's family was to provide care of the property in his absence. As of October 16 the lot is still in violation. **Special Magistrate Christman** made a judgment issuing a Finding of Fact Conclusion of Law and Order giving the property owner 15 days to bring the property into compliance or a \$50 per day fine will be imposed until the violation is corrected. Certification hearing was set for 3:00 P.M. November 20<sup>th</sup> 2014.

**IMPOSITION OF LIEN**

1) Case No. 2012-0517-116 / Estate of Nena Mae Burton / 0 Tangerine Ave

**Special Magistrate Christman** entered the order imposing the fine in the amount of \$264.12 including the cost of abatement as well administrative cost.

2) Case No. 2013-1017-186 / Estate of Nena Mae Burton / 695 E Orange Ave

**Special Magistrate Christman** entered the order imposing the fine in the amount of \$264.12 including the cost of abatement as well as other administrative cost.

3) Case No. 2013-1219-200 / MSR Investment Inc / 1005 E Alfred Drive

**Special Magistrate Christman** entered the order imposing the fine in the amount of \$362.86 including the cost of abatement as well as other administrative cost.

4) Case No. 13-10-221 / Terry Franklin / 625 E Grapefruit Ave

**Special Magistrate Christman** entered the order imposing the fine in the amount of \$260.52 including the cost of abatement as well as other administrative cost.

5) Case No. 2013-1017-188 / 0204 Trust / 0 Lake Swoope Drive

**Special Magistrate Christman** entered the order imposing the fine in the amount of \$216.31 including the cost of abatement as well as other administrative cost.

6) Case No. 14-05-074 / Randall Crump / 250 S Nekoma Ave

**Special Magistrate Christman** entered the order imposing the fine in the amount of \$349.74 including the cost of abatement as well as other administrative cost.

7) Case No. 2012-0517-115 / Estate of Florine Lollar / 865 Lake Shore Way

**Special Magistrate Christman** entered the order imposing the fine in the amount of \$216.31 including the cost of abatement as well as other administrative cost.

8) Case No. 2013-1017-187 / James Lewis (Deceased) / 780 Martin Luther King Street

**Special Magistrate Christman** entered the order imposing the fine in the amount of \$268.02 including the cost of abatement as well as other administrative cost.

**Special Magistrate Christman** adjourned the hearing at 3:17 p.m.

Respectfully submitted,



Mamie Drane  
Administrative Assistant

# CITY OF LAKE ALFRED, FLORIDA

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850



Phone: (863) 291-5748  
Fax: (863) 298-5403  
[www.mylakealfred.com](http://www.mylakealfred.com)

## Community Development

Building | Code Enforcement | Planning | Zoning

---

## CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: November 03, 2014  
CITY OF LAKE ALFRED

CASE NO.: 14-10-172

VS.

Fulton Trust  
1301 Leeway Ave  
Orlando, FL 32810-4518

RE: 225 W Orange Street  
LAKE ALFRED, FL 33850  
PARCEL ID: 2627325 508300 000160

### IMPOSITION OF LIEN NOTICE OF HEARING

You are hereby notified that on Thursday, November 20, 2014, at 3:00pm, a Code Enforcement Special Magistrate hearing shall be held in Commission Chambers at City Hall of Lake Alfred, Florida, in accordance with Article III of the Code of Ordinances of the City of Lake Alfred to determine whether you have violated one or more provisions of the Code of Ordinances and/or of the Unified Land Development Code of the City of Lake Alfred.

You are entitled to be represented by counsel, present testimony and evidence and testify on your behalf. Subpoenas for records, surveys, plats and other materials and for witnesses may be requested and will be issued by the Magistrate upon proper request to the Code Enforcement Office within five (5) business days at (863) 291-5748

You are requested to appear before the Special Magistrate at that time to answer and defend allegations that you have violated the cited ordinances of the City of Lake Alfred.

If you fail to attend, the Special Magistrate may base its findings and act solely on the presentation made by the City.

If the Special Magistrate finds that you have committed any violation(s) it may order immediate compliance with the Code(s) and provide in the order, in the event of failure to comply with the order within a period of time set forth therein, that a fine be imposed **NOT TO EXCEED \$250.00** per day for a first violation and **NOT TO EXCEED \$500.00** per day for a repeat violation for the period of non-compliance.

Please be advised that the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the scheduled hearing if: (1) the violation was not corrected by the time previously specified by the Code Inspector, or; (2) the violation has been corrected then recurred.

If any decision of the Code Enforcement Special Magistrate affects you and you decide to appeal any decision made at this meeting with respect any matter considered, you will need a record of the proceedings, and for such purposes you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

**(STATE LAW REQUIRES THE ABOVE NOTICE. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER OWN COST TO ARRANGE FOR THE TRANSCRIPT.)**

Please be advised that the procedures of the Hearing are governed by Section 2-281, Chapter 2, Article VI of the City of Lake Alfred. Copies of these procedures may be obtained at the Code Enforcement Office, City of Lake Alfred.

**FAILURE TO APPEAR AT THE TIME SET CAN RESULT IN AN ORDER BEING ENTERED IN ABSENTIA AND A LIEN BEING IMPOSED AGAINST YOUR REAL AND PERSONAL PROPERTY, WHICH MAY CAUSE LEVY AGAINST PERSONAL PROPERTY AND FORECLOSURE ON REAL PROPERTY.**

Signed this 3rd day of November, 2014.

This Notice Sent by:  
(Circle method of Notice)

Certified Mail

Article No.: 7013 3020 0002 3065 7065

First Class Mail

---

Recording Secretary





**City of Lake Alfred  
Notice to Correct Code Violation**

Date Issued 10/16/14

Case Number 14-10-172

Property Address 225 W Orange St Lake Alfred FL 33850

Parcel ID # 262732508300000160

Property Owner Fulton Trust

Mailing Address 1301 Leeway Ave Orlando

	Violations Observed	Time Period to Correct Violation
<input checked="" type="checkbox"/>	Overgrown Yard/Lot <i>(Section 302.4 Property Maintenance Code)</i>	<b>5 days</b>
<input type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	
<input type="checkbox"/>	Abandoned/Derelict Vehicle <i>(Section 302.8 Property Maintenance Code)</i>	
<input type="checkbox"/>	Unsafe Structure <i>(Section 108 Property Maintenance Code)</i>	
<input type="checkbox"/>	Work Without Building Permit <i>(Section 14-22 Code of Ordinances)</i>	
<input type="checkbox"/>	Other:	

Photographs Attached  Yes  No

Method of Delivery  
 First Class Mail       Certified Mail  
 Hand Delivery             Posted on Property

Warning Previously Issued  Yes  No

Repeat Offense  Yes  No

**NOTICE – PLEASE READ**

You have been issued a Notice to Correct Code Violation by the City of Lake Alfred. You have been given a reasonable amount of time to correct the violation. It is **YOUR RESPONSIBILITY TO REQUEST AN INSPECTION OF THE CORRECTION.** If you fail to correct the violation within the provided time period and request an inspection, the matter will be referred to the Special Magistrate for a hearing which could result in a daily fine. If you are unsure of any requirements necessary to correct the violation or have other concerns, please contact the Lake Alfred Community Development Department between the hours of 8:00 am to 12:00 noon Monday through Friday at 863-291-5748, or visit our office at 120 E. Pomelo Street, Lake Alfred, FL 33850 or email at [Dclewis@mylakealfred.com](mailto:Dclewis@mylakealfred.com).

# CITY OF LAKE ALFRED, FLORIDA

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850



Phone: (863) 291-5748  
Fax: (863) 298-5403  
[www.mylakealfred.com](http://www.mylakealfred.com)

## Community Development

Building | Code Enforcement | Planning | Zoning

---

## CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: November 03, 2014  
CITY OF LAKE ALFRED

CASE NO.: 14-09-153

VS.

Kandis Mcbryan  
260 E Haines Blvd  
Lake Alfred, FL 33850

RE: 260 E Haines Blvd  
LAKE ALFRED, FL 33850  
PARCEL ID: 262732 506500 002605

### IMPOSITION OF LIEN NOTICE OF HEARING

You are hereby notified that on Thursday, November 20, 2014, at 3:00pm, a Code Enforcement Special Magistrate hearing shall be held in Commission Chambers at City Hall of Lake Alfred, Florida, in accordance with Article III of the Code of Ordinances of the City of Lake Alfred to determine whether you have violated one or more provisions of the Code of Ordinances and/or of the Unified Land Development Code of the City of Lake Alfred.

You are entitled to be represented by counsel, present testimony and evidence and testify on your behalf. Subpoenas for records, surveys, plats and other materials and for witnesses may be requested and will be issued by the Magistrate upon proper request to the Code Enforcement Office within five (5) business days at (863) 291-5748

You are requested to appear before the Special Magistrate at that time to answer and defend allegations that you have violated the cited ordinances of the City of Lake Alfred.

If you fail to attend, the Special Magistrate may base its findings and act solely on the presentation made by the City.

If the Special Magistrate finds that you have committed any violation(s) it may order immediate compliance with the Code(s) and provide in the order, in the event of failure to comply with the order within a period of time set forth therein, that a fine be imposed **NOT TO EXCEED \$250.00** per day for a first violation and **NOT TO EXCEED \$500.00** per day for a repeat violation for the period of non-compliance.

Please be advised that the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the scheduled hearing if: (1) the violation was not corrected by the time previously specified by the Code Inspector, or; (2) the violation has been corrected then recurred.

If any decision of the Code Enforcement Special Magistrate affects you and you decide to appeal any decision made at this meeting with respect any matter considered, you will need a record of the proceedings, and for such purposes you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

**(STATE LAW REQUIRES THE ABOVE NOTICE. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER OWN COST TO ARRANGE FOR THE TRANSCRIPT.)**

Please be advised that the procedures of the Hearing are governed by Section 2-281, Chapter 2, Article VI of the City of Lake Alfred. Copies of these procedures may be obtained at the Code Enforcement Office, City of Lake Alfred.

**FAILURE TO APPEAR AT THE TIME SET CAN RESULT IN AN ORDER BEING ENTERED IN ABSENTIA AND A LIEN BEING IMPOSED AGAINST YOUR REAL AND PERSONAL PROPERTY, WHICH MAY CAUSE LEVY AGAINST PERSONAL PROPERTY AND FORECLOSURE ON REAL PROPERTY.**

Signed this 3rd day of November, 2014.

This Notice Sent by:

(Circle method of Notice)

Certified Mail

First Class Mail

Article No.: 7013 3020 0002 3065 7089

---

Recording Secretary





**City of Lake Alfred  
Notice to Correct Code Violation**

Date Issued 10/01/14

Case Number 14-10-153

Property Address 260 E. Haines Blvd Lake Alfred Fl 33850

Parcel ID # 262732506500002605

Property Owner Kandis Mcbryan

Mailing Address same

	Violations Observed	Time Period to Correct Violation
<input checked="" type="checkbox"/>	Overgrown Yard/Lot <i>(Section 302.4 Property Maintenance Code)</i>	5 days
<input checked="" type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	5 days
<input type="checkbox"/>	Abandoned/Derelict Vehicle <i>(Section 302.8 Property Maintenance Code)</i>	
<input type="checkbox"/>	Unsafe Structure <i>(Section 108 Property Maintenance Code)</i>	
<input type="checkbox"/>	Work Without Building Permit <i>(Section 14-22 Code of Ordinances)</i>	
<input type="checkbox"/>	Other:	

Photographs Attached <input type="radio"/> Yes <input checked="" type="radio"/> No	Method of Delivery <input checked="" type="checkbox"/> First Class Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Posted on Property
--	--

Warning Previously Issued <input type="radio"/> Yes <input checked="" type="radio"/> No	Repeat Offense <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--

**NOTICE – PLEASE READ**

You have been issued a Notice to Correct Code Violation by the City of Lake Alfred. You have been given a reasonable amount of time to correct the violation. It is **YOUR RESPONSIBILITY TO REQUEST AN INSPECTION OF THE CORRECTION**. If you fail to correct the violation within the provided time period and request an inspection, the matter will be referred to the Special Magistrate for a hearing which could result in a daily fine. If you are unsure of any requirements necessary to correct the violation or have other concerns, please contact the Lake Alfred Community Development Department between the hours of 8:00 am to 12:00 noon Monday through Friday at 863-291-5748, or visit our office at 120 E. Pomelo Street, Lake Alfred, FL 33850 or email at [Dclewis@mylakealfred.com](mailto:Dclewis@mylakealfred.com).

**City of Lake Alfred  
Notice to Correct Code Violation**

Date Issued 10/01/14

Case Number 14-10-153

Property Address 260 E. Haines Blvd Lake Alfred FL 33850

Parcel ID # 262732506500002605

Property Owner Kandis Mcbryan

Mailing Address same

	Violations Observed	Time Period to Correct Violation
<input checked="" type="checkbox"/>	Overgrown Yard/Lot <i>(Section 302.4 Property Maintenance Code)</i>	5 days
<input checked="" type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	5 days
<input type="checkbox"/>	Abandoned/Derelict Vehicle <i>(Section 302.8 Property Maintenance Code)</i>	
<input type="checkbox"/>	Unsafe Structure <i>(Section 108 Property Maintenance Code)</i>	
<input type="checkbox"/>	Work Without Building Permit <i>(Section 14-22 Code of Ordinances)</i>	
<input type="checkbox"/>	Other:	

Photographs Attached  Yes  No

Method of Delivery  
 First Class Mail  Certified Mail  
 Hand Delivery  Posted on Property

Warning Previously Issued  Yes  No

Repeat Offense  Yes  No

**NOTICE – PLEASE READ**

You have been issued a Notice to Correct Code Violation by the City of Lake Alfred. You have been given a reasonable amount of time to correct the violation. It is **YOUR RESPONSIBILITY TO REQUEST AN INSPECTION OF THE CORRECTION.** If you fail to correct the violation within the provided time period and request an inspection, the matter will be referred to the Special Magistrate for a hearing which could result in a daily fine. If you are unsure of any requirements necessary to correct the violation or have other concerns, please contact the Lake Alfred Community Development Department between the hours of 8:00 am to 12:00 noon Monday through Friday at 863-291-5748, or visit our office at 120 E. Pomelo Street, Lake Alfred, FL 33850 or email at [Dclewis@mylakealfred.com](mailto:Dclewis@mylakealfred.com).

# CITY OF LAKE ALFRED, FLORIDA

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850



Phone: (863) 291-5748  
Fax: (863) 298-5403  
[www.mylakealfred.com](http://www.mylakealfred.com)

## Community Development

Building | Code Enforcement | Planning | Zoning

---

## CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: November 03, 2014  
CITY OF LAKE ALFRED

CASE NO.: 14-10-175

VS.

Linda Gallagher  
320 S Echo Drive  
Lake Alfred, FL 33850

RE: 395 Davis Ave  
LAKE ALFRED, FL 33850  
PARCEL ID: 262805 523500 000150

### IMPOSITION OF LIEN NOTICE OF HEARING

You are hereby notified that on Thursday, November 20, 2014, at 3:00pm, a Code Enforcement Special Magistrate hearing shall be held in Commission Chambers at City Hall of Lake Alfred, Florida, in accordance with Article III of the Code of Ordinances of the City of Lake Alfred to determine whether you have violated one or more provisions of the Code of Ordinances and/or of the Unified Land Development Code of the City of Lake Alfred.

You are entitled to be represented by counsel, present testimony and evidence and testify on your behalf. Subpoenas for records, surveys, plats and other materials and for witnesses may be requested and will be issued by the Magistrate upon proper request to the Code Enforcement Office within five (5) business days at (863) 291-5748

You are requested to appear before the Special Magistrate at that time to answer and defend allegations that you have violated the cited ordinances of the City of Lake Alfred.

If you fail to attend, the Special Magistrate may base its findings and act solely on the presentation made by the City.

If the Special Magistrate finds that you have committed any violation(s) it may order immediate compliance with the Code(s) and provide in the order, in the event of failure to comply with the order within a period of time set forth therein, that a fine be imposed **NOT TO EXCEED \$250.00** per day for a first violation and **NOT TO EXCEED \$500.00** per day for a repeat violation for the period of non-compliance.

Please be advised that the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the scheduled hearing if: (1) the violation was not corrected by the time previously specified by the Code Inspector, or; (2) the violation has been corrected then recurred.

If any decision of the Code Enforcement Special Magistrate affects you and you decide to appeal any decision made at this meeting with respect any matter considered, you will need a record of the proceedings, and for such purposes you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

**(STATE LAW REQUIRES THE ABOVE NOTICE. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER OWN COST TO ARRANGE FOR THE TRANSCRIPT.)**

Please be advised that the procedures of the Hearing are governed by Section 2-281, Chapter 2, Article VI of the City of Lake Alfred. Copies of these procedures may be obtained at the Code Enforcement Office, City of Lake Alfred.

**FAILURE TO APPEAR AT THE TIME SET CAN RESULT IN AN ORDER BEING ENTERED IN ABSENTIA AND A LIEN BEING IMPOSED AGAINST YOUR REAL AND PERSONAL PROPERTY, WHICH MAY CAUSE LEVY AGAINST PERSONAL PROPERTY AND FORECLOSURE ON REAL PROPERTY.**

Signed this 3rd day of November, 2014.

This Notice Sent by:  
(Circle method of Notice)

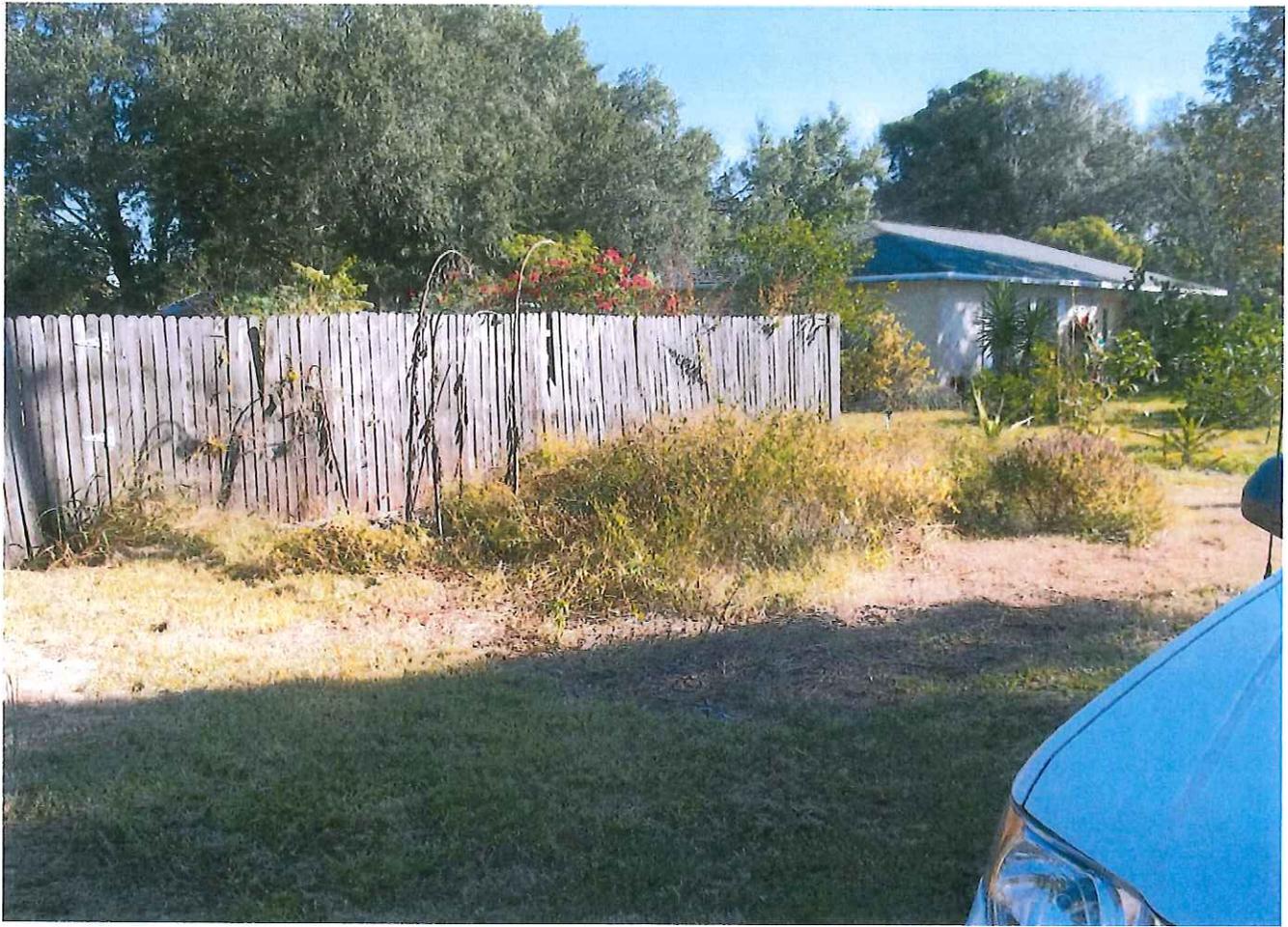
Certified Mail

Article No.: 7013 3020 0002 3065 7041

First Class Mail

---

Recording Secretary





**City of Lake Alfred  
Notice to Correct Code Violation**

Date Issued **10/16/14**

Case Number **14-10-175**

Property Address **395 Davis Ave Lake Alfred Fl 33850**

Parcel ID # **262805523500000150**

Property Owner **Linda Gallagher**

Mailing Address **320 S Echo Dr**

	Violations Observed	Time Period to Correct Violation
<input checked="" type="checkbox"/>	Overgrown Yard/Lot <i>(Section 302.4 Property Maintenance Code)</i>	<b>5 days</b>
<input type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	
<input type="checkbox"/>	Abandoned/Derelict Vehicle <i>(Section 302.8 Property Maintenance Code)</i>	
<input type="checkbox"/>	Unsafe Structure <i>(Section 108 Property Maintenance Code)</i>	
<input type="checkbox"/>	Work Without Building Permit <i>(Section 14-22 Code of Ordinances)</i>	
<input type="checkbox"/>	Other:	

Photographs Attached <input type="radio"/> Yes <input checked="" type="radio"/> No	Method of Delivery <input checked="" type="checkbox"/> First Class Mail <input type="checkbox"/> Certified Mail <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Posted on Property
--	--

Warning Previously Issued <input checked="" type="radio"/> Yes <input type="radio"/> No	Repeat Offense <input checked="" type="radio"/> Yes <input type="radio"/> No
---	--

**NOTICE – PLEASE READ**

You have been issued a Notice to Correct Code Violation by the City of Lake Alfred. You have been given a reasonable amount of time to correct the violation. It is **YOUR RESPONSIBILITY TO REQUEST AN INSPECTION OF THE CORRECTION.** If you fail to correct the violation within the provided time period and request an inspection, the matter will be referred to the Special Magistrate for a hearing which could result in a daily fine. If you are unsure of any requirements necessary to correct the violation or have other concerns, please contact the Lake Alfred Community Development Department between the hours of 8:00 am to 12:00 noon Monday through Friday at 863-291-5748, or visit our office at 120 E. Pomelo Street, Lake Alfred, FL 33850 or email at [Dclewis@mylakealfred.com](mailto:Dclewis@mylakealfred.com).

**City of Lake Alfred  
Notice to Correct Code Violation**

Date Issued **10/16/14**

Case Number **14-10-175**

Property Address **395 Davis Ave Lake Alfred Fl 33850**

Parcel ID # **262805523500000150**

Property Owner **Linda Gallagher**

Mailing Address **320 S Echo Dr**

	Violations Observed	Time Period to Correct Violation
<input checked="" type="checkbox"/>	Overgrown Yard/Lot <i>(Section 302.4 Property Maintenance Code)</i>	<b>5 days</b>
<input type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	
<input type="checkbox"/>	Abandoned/Derelict Vehicle <i>(Section 302.8 Property Maintenance Code)</i>	
<input type="checkbox"/>	Unsafe Structure <i>(Section 108 Property Maintenance Code)</i>	
<input type="checkbox"/>	Work Without Building Permit <i>(Section 14-22 Code of Ordinances)</i>	
<input type="checkbox"/>	Other:	

Photographs Attached  Yes  No

Method of Delivery  
 First Class Mail       Certified Mail  
 Hand Delivery             Posted on Property

Warning Previously Issued  Yes  No

Repeat Offense  Yes  No

**NOTICE – PLEASE READ**

You have been issued a Notice to Correct Code Violation by the City of Lake Alfred. You have been given a reasonable amount of time to correct the violation. It is **YOUR RESPONSIBILITY TO REQUEST AN INSPECTION OF THE CORRECTION.** If you fail to correct the violation within the provided time period and request an inspection, the matter will be referred to the Special Magistrate for a hearing which could result in a daily fine. If you are unsure of any requirements necessary to correct the violation or have other concerns, please contact the Lake Alfred Community Development Department between the hours of 8:00 am to 12:00 noon Monday through Friday at 863-291-5748, or visit our office at 120 E. Pomelo Street, Lake Alfred, FL 33850 or email at [Dclewis@mylakealfred.com](mailto:Dclewis@mylakealfred.com).

# CITY OF LAKE ALFRED, FLORIDA

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850



Phone: (863) 291-5748  
Fax: (863) 298-5403  
[www.mylakealfred.com](http://www.mylakealfred.com)

## Community Development

Building | Code Enforcement | Planning | Zoning

---

## CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: November 03, 2014  
CITY OF LAKE ALFRED

CASE NO.: 14-09-151

VS.

Keith Klingensmith  
485 Buena Vista Drive  
Lake Alfred, FL 33850

RE: 485 Buena Vista Drive  
LAKE ALFRED, FL 33850  
PARCEL ID: 262732 503000 009110

### IMPOSITION OF LIEN NOTICE OF HEARING

You are hereby notified that on Thursday, November 20, 2014, at 3:00pm, a Code Enforcement Special Magistrate hearing shall be held in Commission Chambers at City Hall of Lake Alfred, Florida, in accordance with Article III of the Code of Ordinances of the City of Lake Alfred to determine whether you have violated one or more provisions of the Code of Ordinances and/or of the Unified Land Development Code of the City of Lake Alfred.

You are entitled to be represented by counsel, present testimony and evidence and testify on your behalf. Subpoenas for records, surveys, plats and other materials and for witnesses may be requested and will be issued by the Magistrate upon proper request to the Code Enforcement Office within five (5) business days at (863) 291-5748

You are requested to appear before the Special Magistrate at that time to answer and defend allegations that you have violated the cited ordinances of the City of Lake Alfred.

If you fail to attend, the Special Magistrate may base its findings and act solely on the presentation made by the City.

If the Special Magistrate finds that you have committed any violation(s) it may order immediate compliance with the Code(s) and provide in the order, in the event of failure to comply with the order within a period of time set forth therein, that a fine be imposed **NOT TO EXCEED \$250.00** per day for a first violation and **NOT TO EXCEED \$500.00** per day for a repeat violation for the period of non-compliance.

Please be advised that the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the scheduled hearing if: (1) the violation was not corrected by the time previously specified by the Code Inspector, or; (2) the violation has been corrected then recurred.

If any decision of the Code Enforcement Special Magistrate affects you and you decide to appeal any decision made at this meeting with respect any matter considered, you will need a record of the proceedings, and for such purposes you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

**(STATE LAW REQUIRES THE ABOVE NOTICE. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER OWN COST TO ARRANGE FOR THE TRANSCRIPT.)**

Please be advised that the procedures of the Hearing are governed by Section 2-281, Chapter 2, Article VI of the City of Lake Alfred. Copies of these procedures may be obtained at the Code Enforcement Office, City of Lake Alfred.

**FAILURE TO APPEAR AT THE TIME SET CAN RESULT IN AN ORDER BEING ENTERED IN ABSENTIA AND A LIEN BEING IMPOSED AGAINST YOUR REAL AND PERSONAL PROPERTY, WHICH MAY CAUSE LEVY AGAINST PERSONAL PROPERTY AND FORECLOSURE ON REAL PROPERTY.**

Signed this 3rd day of November, 2014.

This Notice Sent by:  
(Circle method of Notice)

Certified Mail

Article No.: 7013 3020 0002 3065 7096

First Class Mail

---

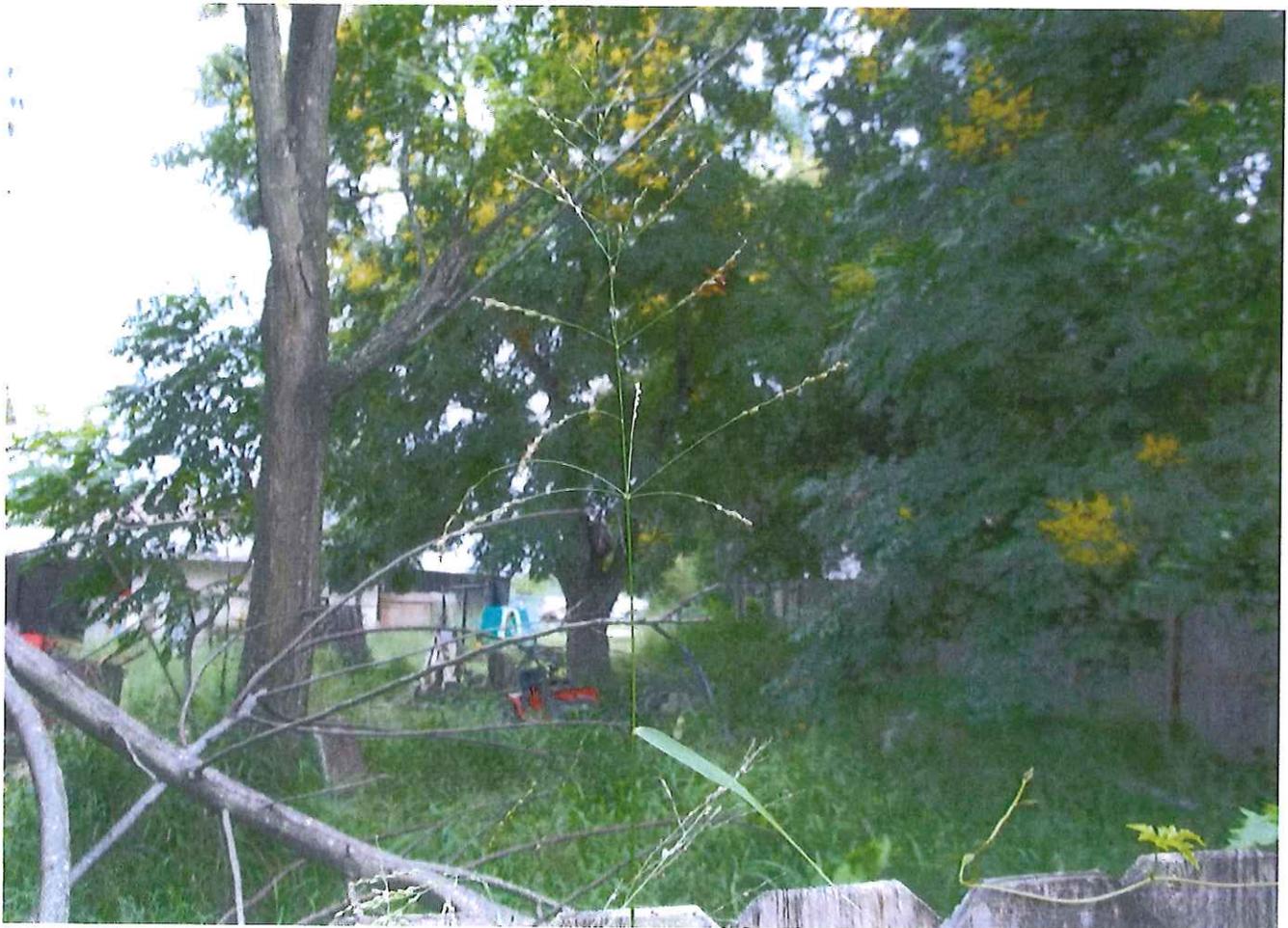
Recording Secretary















## CITY OF LAKE ALFRED NOTICE TO CORRECT CODE VIOLATION

Case Number <b>14-09-151</b>	Date Issued <b>9-29-14</b>	Issuing Officer <b>DANNY CLEWIS</b>	
Last Name <b>KLINGENSMITH</b>		First Name <b>KEITH SR</b>	Middle Name/Initial
Address <b>485 N. BUENA VISTA DR.</b>		City <b>LAKE ALFRED</b>	State <b>FL</b>
			Zip <b>33850</b>

Legal Account Number <b>26 27 32 503000 009110</b>	Subdivision <b>CODINGTON</b>
---	---------------------------------

Facts Constituting Violation

① CONSTRUCTION OF METAL STRUCTURE WITHOUT PROPER PLANS DESIGN DOCUMENTS AND PERMIT - FL BUILDING CODE 105.1 106.1

② TALL GRASS AND WEEDS, OVERGROWN BACKYARD, OFFENSIVE ACCUMULATION OF TRASH AND DEBRIS

③ INOPERABLE UNTAGGED VEHICLE

④ PARKING AND STORAGE OF COMMERCIAL CONSTRUCTION EQUIPMENT

⑤ TRAILERS PARKED IN FRONT OF HOUSE

⑥ OUTSIDE STORAGE OF BUILDING MATERIALS  
(REPEAT OFFENDER)

**NOTICE! PLEASE READ!** You have been issued a Notice of a Violation of the City of Lake Alfred Codes, Land Use Development Regulations and/or other Ordinances. You have been given a reasonable time to correct the violation. It is **YOUR RESPONSIBILITY TO REQUEST AN INSPECTION OF THE CORRECTION.** If you fail to correct the violation within the stipulated time period and request an inspection, the matter will be referred to the Special Magistrate for a hearing which could result in a daily fine. If you are unsure of any requirements necessary to correct the violation or have other concerns, please contact the City of Lake Alfred Building and Code Enforcement Department at 120 E. Pomelo St., Lake Alfred, FL 33850 or telephone between the hours of 8:00 a.m. to 4:30 p.m. Monday through Friday at (863) 291-5748.

Time Period To Correct Violation <b>5 DAYS</b>	Date Violation Must Be Corrected By
---	-------------------------------------

Measures To Be Taken To Correct Violation

**5 DAYS TO MOW AND CLEAN UP YARD, REMOVE ALL VIOLATIONS**

Time Period To Correct Violation	Method of Delivery	
	<input type="checkbox"/> Certified Mail <input checked="" type="checkbox"/> First Class Mail <input type="checkbox"/> Hand Delivery	
	By: <b>Danny Clewis</b>	<input type="checkbox"/> Posted On Site
Officer's Signature		Date <b>9-29-14</b>
Code Enforcement Officer, City of Lake Alfred, Florida		Date

# CITY OF LAKE ALFRED, FLORIDA

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850



Phone: (863) 291-5748  
Fax: (863) 298-5403  
[www.mylakealfred.com](http://www.mylakealfred.com)

## Community Development

Building | Code Enforcement | Planning | Zoning

---

## CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: November 03, 2014  
CITY OF LAKE ALFRED

CASE NO.: 14-10-155

VS.

Wells Fargo Bank  
3476 Stateview Blvd  
Fort Mill SC 29715

RE: 610 Hillside Cr  
LAKE ALFRED, FL 33850  
PARCEL ID: 262733 520520 00150

### IMPOSITION OF LIEN NOTICE OF HEARING

You are hereby notified that on Thursday, November 20, 2014, at 3:00pm, a Code Enforcement Special Magistrate hearing shall be held in Commission Chambers at City Hall of Lake Alfred, Florida, in accordance with Article III of the Code of Ordinances of the City of Lake Alfred to determine whether you have violated one or more provisions of the Code of Ordinances and/or of the Unified Land Development Code of the City of Lake Alfred.

You are entitled to be represented by counsel, present testimony and evidence and testify on your behalf. Subpoenas for records, surveys, plats and other materials and for witnesses may be requested and will be issued by the Magistrate upon proper request to the Code Enforcement Office within five (5) business days at (863) 291-5748

You are requested to appear before the Special Magistrate at that time to answer and defend allegations that you have violated the cited ordinances of the City of Lake Alfred.

If you fail to attend, the Special Magistrate may base its findings and act solely on the presentation made by the City.

Notice of Hearing Cont.

If the Special Magistrate finds that you have committed any violation(s) it may order immediate compliance with the Code(s) and provide in the order, in the event of failure to comply with the order within a period of time set forth therein, that a fine be imposed **NOT TO EXCEED \$250.00** per day for a first violation and **NOT TO EXCEED \$500.00** per day for a repeat violation for the period of non-compliance.

Please be advised that the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the scheduled hearing if: (1) the violation was not corrected by the time previously specified by the Code Inspector, or; (2) the violation has been corrected then recurred.

If any decision of the Code Enforcement Special Magistrate affects you and you decide to appeal any decision made at this meeting with respect any matter considered, you will need a record of the proceedings, and for such purposes you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

**(STATE LAW REQUIRES THE ABOVE NOTICE. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER OWN COST TO ARRANGE FOR THE TRANSCRIPT.)**

Please be advised that the procedures of the Hearing are governed by Section 2-281, Chapter 2, Article VI of the City of Lake Alfred. Copies of these procedures may be obtained at the Code Enforcement Office, City of Lake Alfred.

**FAILURE TO APPEAR AT THE TIME SET CAN RESULT IN AN ORDER BEING ENTERED IN ABSENTIA AND A LIEN BEING IMPOSED AGAINST YOUR REAL AND PERSONAL PROPERTY, WHICH MAY CAUSE LEVY AGAINST PERSONAL PROPERTY AND FORECLOSURE ON REAL PROPERTY.**

Signed this 3rd day of November, 2014.

This Notice Sent by:  
(Circle method of Notice)

Certified Mail

Article No.: 7013 3020 0002 3065 7102

First Class Mail

---

Recording Secretary







**City of Lake Alfred  
Notice to Correct Code Violation**

Date Issued **10/3/14**

Case Number **14-10-155**

Property Address **610 Hillside Cir Lake Alfred Fl 33850**

Parcel ID # **262733520520000150**

Property Owner **Wells Fargo Bank**

Mailing Address **3476 Stateview Blvd**

	Violations Observed	Time Period to Correct Violation
<input checked="" type="checkbox"/>	Overgrown Yard/Lot <i>(Section 302.4 Property Maintenance Code)</i>	<b>5 days</b>
<input checked="" type="checkbox"/>	Trash/Debris/Storage of Materials <i>(Sections 302.1, 308.1 Property Maintenance Code)</i>	<b>5 days</b>
<input type="checkbox"/>	Abandoned/Derelict Vehicle <i>(Section 302.8 Property Maintenance Code)</i>	
<input checked="" type="checkbox"/>	Unsafe Structure <i>(Section 108 Property Maintenance Code)</i>	<b>10 days</b>
<input type="checkbox"/>	Work Without Building Permit <i>(Section 14-22 Code of Ordinances)</i>	
<input checked="" type="checkbox"/>	Other: Stagnant Pool	<b>5 days</b>

Photographs Attached  Yes  No

Method of Delivery  
 First Class Mail  Certified Mail  
 Hand Delivery  Posted on Property

Warning Previously Issued  Yes  No

Repeat Offense  Yes  No

**NOTICE – PLEASE READ**

You have been issued a Notice to Correct Code Violation by the City of Lake Alfred. You have been given a reasonable amount of time to correct the violation. It is **YOUR RESPONSIBILITY TO REQUEST AN INSPECTION OF THE CORRECTION**. If you fail to correct the violation within the provided time period and request an inspection, the matter will be referred to the Special Magistrate for a hearing which could result in a daily fine. If you are unsure of any requirements necessary to correct the violation or have other concerns, please contact the Lake Alfred Community Development Department between the hours of 8:00 am to 12:00 noon Monday through Friday at 863-291-5748, or visit our office at 120 E. Pomelo Street, Lake Alfred, FL 33850 or email at [Dclewis@mylakealfred.com](mailto:Dclewis@mylakealfred.com).

# CITY OF LAKE ALFRED, FLORIDA

City of Lake Alfred  
120 E. Pomelo Street  
Lake Alfred, FL 33850



Phone: (863) 291-5748  
Fax: (863) 298-5403  
[www.mylakealfred.com](http://www.mylakealfred.com)

## Community Development

Building | Code Enforcement | Planning | Zoning

---

## CODE ENFORCEMENT SPECIAL MAGISTRATE

DATE: November 03, 2014  
CITY OF LAKE ALFRED

CASE NO.: 14-05-066

VS.

Dennis Wright  
3566 SW 50<sup>th</sup> Street  
FT. Lauderdale, FL 33312

RE: 665 Grapefruit Ave  
LAKE ALFRED, FL 33850  
PARCEL ID: 262728 493500 004030

### IMPOSITION OF LIEN NOTICE OF HEARING

You are hereby notified that on Thursday, November 20, 2014, at 3:00pm, a Code Enforcement Special Magistrate hearing shall be held in Commission Chambers at City Hall of Lake Alfred, Florida, in accordance with Article III of the Code of Ordinances of the City of Lake Alfred to determine whether you have violated one or more provisions of the Code of Ordinances and/or of the Unified Land Development Code of the City of Lake Alfred.

You are entitled to be represented by counsel, present testimony and evidence and testify on your behalf. Subpoenas for records, surveys, plats and other materials and for witnesses may be requested and will be issued by the Magistrate upon proper request to the Code Enforcement Office within five (5) business days at (863) 291-5748

You are requested to appear before the Special Magistrate at that time to answer and defend allegations that you have violated the cited ordinances of the City of Lake Alfred.

If you fail to attend, the Special Magistrate may base its findings and act solely on the presentation made by the City.

If the Special Magistrate finds that you have committed any violation(s) it may order immediate compliance with the Code(s) and provide in the order, in the event of failure to comply with the order within a period of time set forth therein, that a fine be imposed **NOT TO EXCEED \$250.00** per day for a first violation and **NOT TO EXCEED \$500.00** per day for a repeat violation for the period of non-compliance.

Please be advised that the case may be presented to the Code Enforcement Special Magistrate even if the violation has been corrected prior to the scheduled hearing if: (1) the violation was not corrected by the time previously specified by the Code Inspector, or; (2) the violation has been corrected then recurred.

If any decision of the Code Enforcement Special Magistrate affects you and you decide to appeal any decision made at this meeting with respect any matter considered, you will need a record of the proceedings, and for such purposes you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

**(STATE LAW REQUIRES THE ABOVE NOTICE. ANYONE DESIRING A VERBATIM TRANSCRIPT SHALL HAVE THE RESPONSIBILITY AT HIS/HER OWN COST TO ARRANGE FOR THE TRANSCRIPT.)**

Please be advised that the procedures of the Hearing are governed by Section 2-281, Chapter 2, Article VI of the City of Lake Alfred. Copies of these procedures may be obtained at the Code Enforcement Office, City of Lake Alfred.

**FAILURE TO APPEAR AT THE TIME SET CAN RESULT IN AN ORDER BEING ENTERED IN ABSENTIA AND A LIEN BEING IMPOSED AGAINST YOUR REAL AND PERSONAL PROPERTY, WHICH MAY CAUSE LEVY AGAINST PERSONAL PROPERTY AND FORECLOSURE ON REAL PROPERTY.**

Signed this 3rd day of November, 2014.

This Notice Sent by:

(Circle method of Notice)

Certified Mail

First Class Mail

Article No.: 7013 3020 0002 3065 7027

---

Recording Secretary



**CITY OF LAKE ALFRED  
NOTICE TO CORRECT CODE VIOLATION**

Case Number <i>14-05-066</i>		Date Issued <i>5-23-14</i>		Issuing Officer <i>DANNY CLEWIS</i>	
Last Name <i>WRIGHT</i>		First Name <i>DENNIS</i>		Middle Name/Initial	
Address <i>665 GRAPEFRUIT AVE</i>		City <i>LAKE ALFRED</i>		State <i>FL</i>	Zip <i>33550</i>
Legal Description					

Legal Account Number <i>262728493500004030</i>		Subdivision <i>HIGHLAND</i>			
---	--	--------------------------------	--	--	--

Facts Constituting Violation <i>TAIL GRASS AND WEEDS OVERGROWN LOT</i>					
<i>CITY CODE CHAPTER 30 ARTICLE III</i>					
<i>SECTION 30-66 &amp; 67</i>					

**NOTICE! PLEASE READ!** You have been issued a Notice of a Violation of the City of Lake Alfred Codes, Land Use Development Regulations and/or other Ordinances. You have been given a reasonable time to correct the violation. It is **YOUR RESPONSIBILITY TO REQUEST AN INSPECTION OF THE CORRECTION.** If you fail to correct the violation within the stipulated time period and request an inspection, the matter will be referred to the Special Magistrate for a hearing which could result in a daily fine. If you are unsure of any requirements necessary to correct the violation or have other concerns, please contact the City of Lake Alfred Building and Code Enforcement Department at 120 E. Pomelo St., Lake Alfred, FL 33850 or telephone between the hours of 8:00 a.m. to 4:30 p.m. Monday through Friday at (863) 291-5748.

Time Period To Correct Violation <i>10 DAYS</i>	Date Violation Must Be Corrected By
Measures To Be Taken To Correct Violation	

<i>MOW AND CLEAN UP DEBRIS</i>	

Time Period To Correct Violation	Method of Delivery <input type="checkbox"/> Certified Mail <input checked="" type="checkbox"/> First Class Mail <input type="checkbox"/> Hand Delivery	
By: <i>Danny Clewis</i>	<input type="checkbox"/> Posted On Site	
Officer's Signature		
Code Enforcement Officer, City of Lake Alfred, Florida		Date <i>5-23-14</i>